

**Town of Milton
Planning and Zoning Commission
Minutes
August 15, 2006**

Members Present:

Linda Rogers	Mike Filicko	Ginny Weeks	Dean Sherman
Richard Greig	Carol Bruce	Louise Frey	

Others Present:	Robin Davis	John Brady	Robert Kerr
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Mrs. Rogers opened the meeting and introduced the application.

- 1. Heritage Creek Subdivision is requesting a change in the location of the Model Homes and Temporary Sales Center located on the property. The property is located on Route #5 further identified by Sussex County Tax Map and Parcel # 2-35-20.00-56.00.*

Mr. Jeff Clark, Land Tech Land Planning, LLC, spoke on behalf of the applicant. Heritage Creek would like to move the Sales Office across Heritage Blvd and to have you consider two Model Homes to be constructed on lots 1 and 2, which are on the plans we have submitted to you. The logic behind our request for moving the models on lots 1 and 2 is to try to keep the construction cost down because the market has slowed down. The other issue of moving the sales office across the street, we hope Deldot will grant permission for a temporary construction easement or access that would line up with Falcon Lane.

Michael Filicko – Were the old lots 26 through 33?

Jeff Clark – Correct.

Michael Filicko – You want to move them.

Jeff Clark – We will leave them for the time being. We will build models on lots 1 and 2, test the market in Milton and if things go well, move back into the original lots.

Ginny Weeks – Are you building additional model homes or are you going to sell these two and then build those?

Jeff Clark – They all will be sold. The model homes will not be granted a certificate of occupancy and will not be hooked up to the utilities (water/sewer).

Ginny Weeks – Where will the parking be for the new location of the sales office?

Jeff Clark – They will be the spaced area on the plans. The builder thinks those homes will be finished in 90 days and they will no longer need the sales office. The sales team will move into the model homes.

Bob Kerr – Where will the parking be when the sales office is moved?

Jeff Clark – There will be parking on the street at that point. Parking will be available from Heritage Blvd.

Linda Rogers – Does anyone else have any questions or comments? Would someone like to make a motion?

Michael Filicko – I would make a motion to grant approval for the two additional model homes.

John Brady – The agenda must be amended before that motion can be voted on. The current agenda states that Heritage Creek Subdivision is requesting a change in the location of the model homes and sales center and not adding two new model homes. I suggest that you amend your agenda first, that there be a motion to amend the agenda to request two additional model homes to build at lots 1 and 2.

Ginny Weeks- I move that we change the agenda to show the difference and that not state moving the model homes but that adding additional model homes at lots 1 and 2.

Carol Bruce – Second.

All those in favor. “Aye”. Opposed – none. Motion carried.

Linda Rogers – The agenda has been amended. Would someone like to make a motion to approve the request?

Michael Filicko – I make a motion to approve adding the two additional model homes on lots 1 & 2 and moving the sales trailer.

Dean Sherman – Second.

John Brady – You had testimony from Mr. Clark that there was the intent to stop using the sales trailer after the model homes on 1 & 2 were completed. If you want to make that part of your motion, you have to do that now. Otherwise not having that in your motion will mean they don’t have to move it when 1 & 2 are complete.

Linda Rogers – Would you like to amend your motion?

Michael Filicko – I will amend my motion to state that we approve the new location of the sales trailer, adding two additional model homes on lots 1 & 2 and removing the sales trailer 90 days after the model homes on lots 1 & 2 are completed and occupied.

Carol Bruce – Second.

All those in favor. “Aye”. Opposed – none. Motion carried.

Motion to adjourn. All those in favor. “Aye”. Opposed – none.